

SUB:- Change of land-use from Residential use to mixed use zone in T.S.No.49/19B of Maddilapalem - Applied for by M/s. Raja Associates - Regarding.

AGENDA NOTE :

M/s. Raja Associates have put in a representation for change of land-use from Residential use to Commercial to a depth of 50' all along the road in the Apartment site in T.S.No.49/19B of Maddilapalem so as to construct a convenient Shopping Complex in STILT Floor meant for parking after leaving sufficient space for parking.

Initially Visakhapatnam Municipal Corporation accorded permission for apartment building consisting of stilt floor for parking and ground floor, first floor, second floor and the third floor for residential apartments.

Government in G.O.Ms.No.478 M.A., dated 17.04.1993 have also accorded permission for third floor part and the fourth floor over the permitted residential apartments relaxing Zoning Regulations in respect of F.A.R. and density of dwelling units. The F.A.R. permitted by the Government is to an extent of 1:1:735 as against 1:1:312 as per rules in force on account of junction road. Subsequently the F.A.R. restrictions have been relaxed by the Government at junction points.

In the said order of Government, it has been stated that petty shops shall not be allowed in stilt floor.

It is now requested by the applicant for change of land-use so as to construct 14 petty shops in stilt floor.

The matter has been examined.

The F.A.R. utilised is for an extent of 1:1:598 as against 1:1:735 by disallowing petty shops in stilt floor.

By proposing 14 shops in a row adjacent and all along the road would block the entry and exist circulation system of the entire complex. Moreover, parking for shops is not provided. If petty shops are permitted for construction, the bottleneck that would arise in shopping activity in circulation should have to be obviated with the removal

of 4 shops covering an extent of 57.38 Sq. Mts. - The other 10 shops may be proposed in one line. There by the remaining shopping area would be ~~216.25~~ 216.25 Sq. Mt. as against 256.02 Sq. Mts. - The F.A.R. would be 1:1:715 as against 1:1:735, which is well within the relaxations given by the Government.

In view of the above, the matter of permitting construction of 10 petty shops only in the stilt floor is placed for consideration of V.U.D.A. for recommending the same to Government.

SUBJECT NO.505

Approved.

*P.B.*